



## Lindrick

Tickhill, Doncaster, DN11 9QY

**Asking Price £385,000**

Enjoying a picturesque setting, adjacent to 'The Mill Dam' and a short walk to the excellent facilities within Tickhill, a 5 bedroom detached character cottage offering accommodation of great character and versatility.. The property has recently been used as both a family home and a 'holiday let' generating a substantial annual income. Internally, many superb original features have been retained, including parts of the former Watermill. Briefly comprises: Ground floor - hall, study, Cloaks / WC, family / dining room, fitted kitchen, conservatory, 2 bedrooms. 1st floor; superb lounge enjoying fine surrounding views. Master bedroom suite, 2 further bedrooms. Bathroom. Outside; private decked sitting out area, garage and parking.

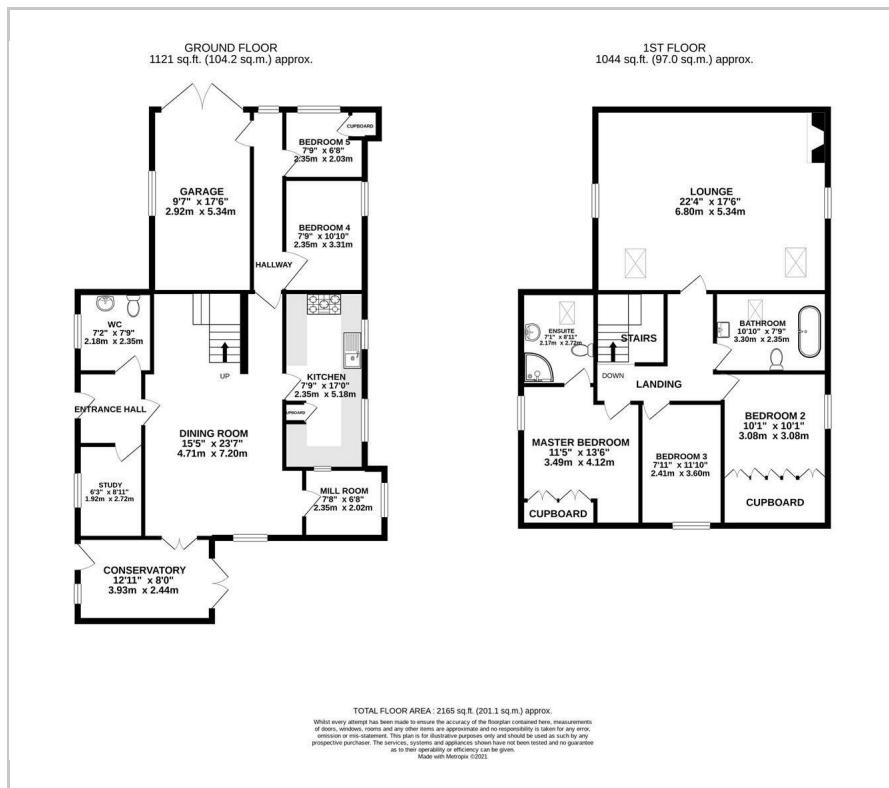
- stunning Grade 2 listed property
- strong investment potential
- 3 reception rooms
- 5 bedrooms
- 2 bath / shower rooms plus WC
- easy walk to central Tickhill
- great charm and character
- excellent communication links
- superb local facilities
- garage and private outside seating

## Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(38-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC		England & Wales	EU Directive 2002/81/EC



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